



KENAI PENINSULA BOROUGH PLANNING COMMISSION NOTICE OF SUBDIVISION/REPLAT

Public notice is hereby given that a preliminary plat was received on 10/21/2025 proposing to subdivide or replat property. You are being sent this notice because you are within 300 feet of the proposed subdivision, or a beneficial interest holder, and are invited to comment. *If you are an owner adjacent to a half right-of-way being dedicated, please be aware that you may be required to match the dedication if your property is subdivided in the future.*

Proposed plat under consideration is described as follows:

Request / Affected Property: This subdivision will subdivide one parcel into three parcels.

KPB File No. 2025-163

Petitioner(s) / Land Owner(s): Debra Lynn and Mitchell C. Sanders of Hiawassee, GA

The location of the proposed plat is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the Planning Department. Subdivision reviews are conducted in accordance with KPB Subdivision Ordinance. A copy of the Ordinance is available from the Planning Department. ***Comments should be guided by the requirements of that Ordinance.***

Public hearing will be held by the Kenai Peninsula Borough Plat Committee or Planning Commission on **Monday, November 17, 2025**, commencing at **6:30 pm**, or as soon thereafter as business permits. The meeting is being held in person at the Betty J. Glick Assembly Chambers of the Kenai Peninsula Borough George A. Navarre Administration Building, 144 N. Binkley Street, Soldotna, Alaska. This meeting will also be held via Zoom, or other audio or video conferencing means whenever technically feasible.

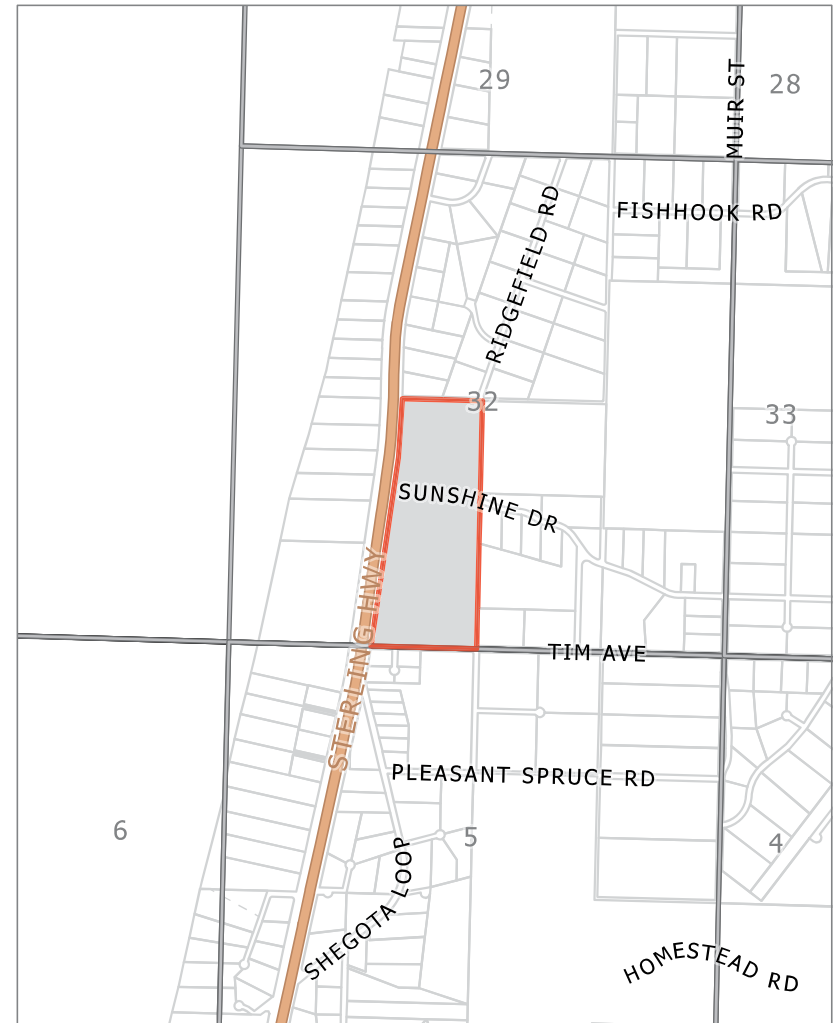
To attend the meeting using Zoom from a computer visit <https://us06web.zoom.us/j/9077142200>. You may also connect to Zoom by telephone, call toll free **1-888-788-0099** or **1-877-853-5247**. If calling in you will need the Meeting ID of 907 714 2200. Additional information about connecting to the meeting may be found at <https://www.kpb.us/local-governance-and-permitting/leadership-governance/planning-commission/planning-public-notices>.

Anyone wishing to testify may attend the meeting in person or through Zoom. Written testimony may be submitted by email to planning@kpb.us, or mailed to the attention of Beverly Carpenter, Kenai Peninsula Borough Planning Department, 144 N. Binkley Street, Soldotna, Alaska 99669. [Written comments may also be sent by Fax to 907-714-2378]. All written comments or documents must be submitted by **1:00 PM, Friday, November 14, 2025**. The deadline to submit written comments or documents does not impact the ability to provide verbal testimony at the public hearing.

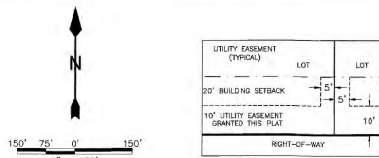
Additional information such as staff reports and comments are available online. This information is available the Monday prior to the meeting and found at <https://kpb.legistar.com/Calendar.aspx>. Use the search options to find the correct timeframe and committee.

For additional information contact Sandee Simons (ssimons@kpb.us) or Beverly Carpenter (BCarpenter@kpb.us), Planning Department, 714-2200 (1-800-478-4441 toll free within Kenai Peninsula Borough).

Mailed 10/27/2025



KPB File 2025-163
T 02S R12W SEC32
Happy Valley



NOTES

1. A BUILDING SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHTS-OF-WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10' OF ADJOINING DEDICATED RIGHTS-OF-WAY THAT INCREASE TO 20' WITHIN 5' OF THE SIDE LOT LINES IS ALSO A UTILITY EASEMENT.
3. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
5. STERLING HIGHWAY RIGHT-OF-WAY IS PER STATE OF ALASKA DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLAT PROJECT F-021-1(2) SHEETS 14 & 15 OF 30, HMB3-423. THE POSITION OF THE RIGHT-OF-WAY WAS HELD BASED ON RECOVERED CONCRETE MONUMENTS, AND ADDITIONAL RECOVERED MONUMENTS PER RECORD OF SURVEY HAZ200-09, PLAT 2015-13, AS SHOWN.
6. SUBJECT TO RESERVATION OF EASEMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR USES THEREOF FOR RECREATIONAL, UTILITY OR OTHER PURPOSES, AS DISCLOSED BY PUBLIC LAND ORDER NO. 601, DATED AUGUST 10, 1949 AND AMENDED BY PUBLIC LAND ORDER NO. 757, DATED OCTOBER 10, 1959; PUBLIC LAND ORDER NO. 1813, DATED APRIL 7, 1958, AND DEPARTMENT OF THE INTERIOR ORDER NO. 2665, DATED OCTOBER 16, 1951, AMENDMENT NO. 1 THEREO, DATED JULY 11, 1952 AND AMENDMENT NO. 2 THEREO, DATED SEPTEMBER 15, 1956, FILED IN THE FEDERAL REGISTER.
7. SUBJECT TO A GENERAL EASEMENT FOR ELECTRIC LINES OR SYSTEM WITH RIGHT TO ENTER, MAINTAIN, REPAIR AND CLEAR SHRUBBERY GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED JUNE 30, 1959 IN BOOK 17 PAGE 9, HOMER RECORDING DISTRICT.
8. SUBJECT TO A 60' PUBLIC ROAD EASEMENT FOR SUNSHINE DRIVE AS FURTHER DESCRIBED IN DOCUMENT SERIAL NUMBER 2010-000661-4, RECORDED FEBRUARY 26, 2010, HOMER RECORDING DISTRICT.
9. SUBJECT TO A ROAD RESERVATION OF 33 FEET ALONG EACH SIDE OF THE SECTION LINE AS CREATED BY 43 U.S.C. 932, BEING DEDICATED AS THE NORTH HALF OF TIM AVE BY THIS PLAT.
10. FLOOD HAZARD NOTICE: SOME OR ALL OF THE PROPERTY SHOWN ON THIS PLAT HAS BEEN DESIGNATED BY FEMA OR THE KENAI PENINSULA BOROUGH SEWARD MAPPED FLOOD DATA AREA AS A FLOOD HAZARD AREA DISTRICT AS OF THE DATE THIS PLAT IS RECORDED WITH THE DISTRICT RECORDING'S OFFICE. PRIOR TO DEVELOPMENT, THE KENAI PENINSULA BOROUGH FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 21.08 OF THE KENAI PENINSULA BOROUGH CODE. SEE UPDATED FEMA FIRM PANELS 02122C-1830L, EFFECTIVE 10/20/2015 FOR INFORMATION ON FLOODPLAIN ZONES D.
11. KPB GIS DATA SHOWS THERE ARE NO WETLANDS OR ANOMALOUS WATERS.

LEGEND

- FOUND PRIMARY MONUMENT AS DESCRIBED
- SET PRIMARY MONUMENT AS DESCRIBED
- FOUND 1/2" REBAR
- FOUND 2" AL-CAP BY 57805, 1997
- FOUND 2" AL-CAP BY 75385, DATE SHOWN
- FOUND 6" X 8" CONCRETE MONUMENT
- FOUND 1" RPC BY 73255, 2007
- FOUND 5/8" REBAR W/ 2" AL-CAP BY 36865, 1984 AT BASE
- TO SET RPC ON 5/8" X 30" REBAR BY LS14488
- RECORD DATA PER HM2020-09RS
- RECORD DATA PER HM2023-13
- RECORD DATA PER HM2023-16
- RECORD DATA PER HM76-107
- RECORD DATA PER HM75-35
- COMPUTED DATA

APPROXIMATE SLOPES GREATER THAN 23% FROM KPB CONTOUR GIS DATA

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPT ON BEHALF OF THE KENAI PENINSULA BOROUGH FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

TIM AVENUE RIGHT-OF-WAY
KENSINGTON AVENUE RIGHT-OF-WAY
SUNSHINE DRIVE RIGHT-OF-WAY

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

AUTHORIZED OFFICIAL: _____ DATE: _____

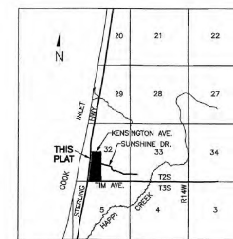
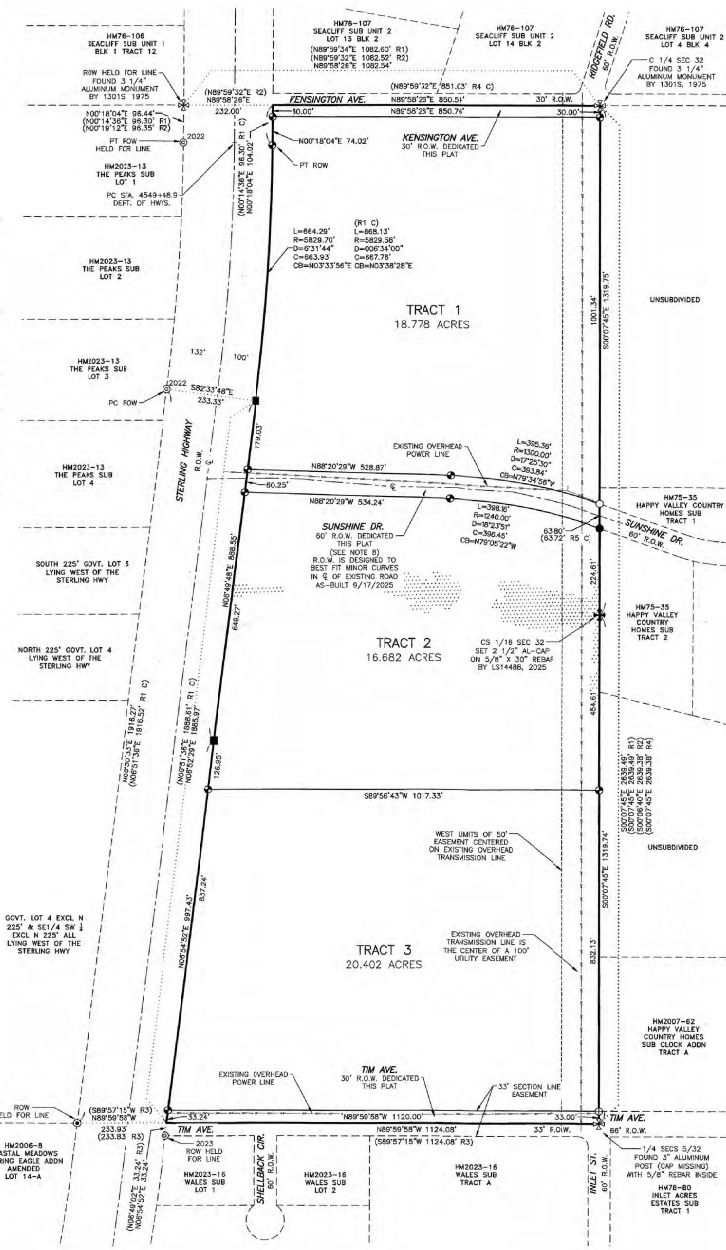
WASTEWATER DISPOSAL

LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF MM/DD/YYYY.

AUTHORIZED OFFICIAL: _____ DATE: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREAS TO PUBLIC USE AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DEBRA LYNN SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

MITCHELL C. SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

NOTARY ACKNOWLEDGMENT

FOR: DEBRA LYNN SANDERS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

FOR: MITCHELL C. SANDERS
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2025

NOTARY PUBLIC FOR: _____
MY COMMISSION EXPIRES: _____

KPB FILE NUMBER: 2025-000

PENINSULA SURVEYING, LLC
10535 KATRINA BOULEVARD, NINLECH, AK 99639
(907) 556-7063

PLAT OF
SANDERS ESTATES

A SUBDIVISION OF
GOVERNMENT LOT 3 AND THE SE 1/4 SW 1/4 LYING EAST OF
THE STERLING HIGHWAY

LOCATED WITHIN:
THE SW 1/4 SEC. 32, T2S, R14W, S.M.,
HOMER RECORDING DISTRICT, KENAI
PENINSULA BOROUGH, ALASKA
CONTAINING 58.517 ACRES

OWNERS: DEBRA LYNN SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548
MITCHELL C. SANDERS
6310 LITTLE MOUNTAIN RD.
HIKMASSIE, GA 30548

SCALE: 1" = 150' DATE: OCTOBER 17, 2025
DRAWN: BLT CHECKED: JLS SHEET: 1 OF 1



KPB 2025-163